



Town of Stow  
**PLANNING BOARD**

**380 Great Road**  
**Stow, Massachusetts 01775-1122**  
(978) 897-5098  
FAX (978) 897-2321

February 18, 2021

Kostas Asprogiannis  
156 Great Road  
Stow, MA 01775

Dear Mr. Asprogiannis:

The Planning Board has continued the Public Hearing for the Stow House of Pizza Outdoor Dining Special Permit until March 2, 2021.

We are aware of your desire to withdraw the Special Permit due to concerns regarding the potential costs of implementing the anticipated decision's conditions. However, please note that the Special Permit Application was submitted in response to a Cease and Desist Order issued by the Zoning Enforcement Officer on August 10, 2020 for work initiated without a valid permit. Withdrawing the Application does not eliminate your obligation to remediate the site. To date, fill has been added to the site, resulting in grade changes and the removal of vegetation, some within the Zoning Bylaw's required screening buffers. The work that has occurred requires you to obtain a Special Permit for the site work already done and any remediation required in order to gain zoning compliance.

Given the requirement to bring the site into zoning compliance, the Planning Board has identified the following options for advancing the permitting process:

1. Withdraw and Resubmit

You have the right to request a withdrawal, although the Board will be compelled by the ongoing zoning violation to either have you resubmit a modified Application, incurring the typical fees associated with such an application, or to deny the request for withdrawal and issue a Decision that requires your remediation of the site work that has taken place.

2. Move Forward with the Current Permit

Keeping the Public Hearing open would allow you to continue to move forward with the proposal and follow any conditions that are placed upon the approval of the project. This option would allow you to regain zoning compliance.

3. Modify or Reduce the Scope of the Application

In the event that the original proposal is no longer being pursued, you have the opportunity to keep the Public Hearing open and modify the proposal to suit your needs. Again, the Board will still be looking for a proposal to mitigate the work that took place, zoning violations it created, and its related impact on abutting lots.

As you determine your next steps in the Permitting process, please keep in mind that the outdoor dining currently taking place near your entryway is also subject to a Special Permit. This current use could be addressed through the ongoing Public Hearing process (#2 or #3 above).

The Board looks forward to hearing your feedback on March 2, 2021. If you have any questions in the meantime, please feel free to reach out to our Staff in the Planning Department.

Sincerely,

Lori Clark - Chair

Cc: Stephen Poole – Lakeview Engineering Associates